

Prepared and ~~Noted for~~ Moore & Alphin, PLLC, 3716 National Dr, Ste 100, Raleigh, NC 27612

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NORTH CAROLINA
JOHNSTON COUNTY

SECOND AMENDMENT TO DECLARATION
OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR
NORTH VILLAGE AT FLOWERS
PLANTATION

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS is made this 17th day of May, 2016, by DWF Development, Inc., a North Carolina corporation, hereinafter referred to as "Declarant"; and Rebecca D. Flowers, an individual, executes this Amendment to evidence their consent to the proposed amendments included herein as required by the Declaration for the Village @ Flowers Plantation and the Development Agreement and Covenant to Share Costs for Flowers Plantation.

WITNESSETH:

WHEREAS, Declarant executed a Declaration of Covenants, Conditions and Restrictions for North Village at Flowers Plantation which is recorded in Deed Book 4709, Page 540, Johnston County Registry (the "Declaration"); and

WHEREAS, Declarant has previously amended the Declaration by executing that First Amendment to Declaration of Covenants, Conditions and Restrictions for North Village at Flowers Plantation recorded in Book 4730, Page 398, Johnston County Registry; and

WHEREAS, Declarant desires to make a further amendment to the Declaration; and

WHEREAS, pursuant to Section 16.1 of the Declaration, Declarant may amend the Declaration.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged by all parties hereto, the Declaration is hereby amended as follows:

1. The first sentence of Exhibit C, Section 2, is hereby deleted in its entirety and replaced with the following: "No dwelling house shall be erected on any Unit within the

Properties having less than 2,800 square feet of heated and living area nor more than 3,620 square feet of heated and living area unless otherwise approved by Declarant in writing.”

2. Except as amended herein, the Declaration as previously amended shall remain in full force and effect and shall be unaffected by this Amendment.

IN WITNESS WHEREOF, Declarant has executed this document the 17th day of May, 2016.

Declarant:

DWF DEVELOPMENT, INC.,
a North Carolina corporation

By:

Rebecca D. Flowers
Rebecca D. Flowers, President

NORTH CAROLINA
JOHNSTON COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rebecca D. Flowers, President.

Date: 5/17/2016

Maurice Reid Stephenson

Print Name: MAURICE REID STEPHENSON

My Commission Expires: 9/20/2017



Rebecca D. Flowers (SEAL)
REBECCA D. FLOWERS

NORTH CAROLINA
JOHNSTON COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Rebecca D. Flowers.

Date: 5/17/2016

Maurice Reid Stephenson

Print Name: MAURICE REID STEPHENSON

My Commission Expires: 9/20/2017

